

Send tax notice to:  
The Payne Trust  
3985 Guildford Road  
Birmingham, AL 35242  
TS1900026

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**20190214000047800**  
**02/14/2019 12:16:46 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Six Thousand and 00/100 Dollars (\$176,000.00) in hand paid to the undersigned, **Marcus A. St. John and Jennifer Lynn St. John, husband and wife whose mailing address is: 1074 Regent Park Drive; Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Kelly Payne and Mark Payne, as Trustees of the Payne Trust** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 39, according to the Survey of Final Record Plat of Greystone Farms Guilford Place Sector Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

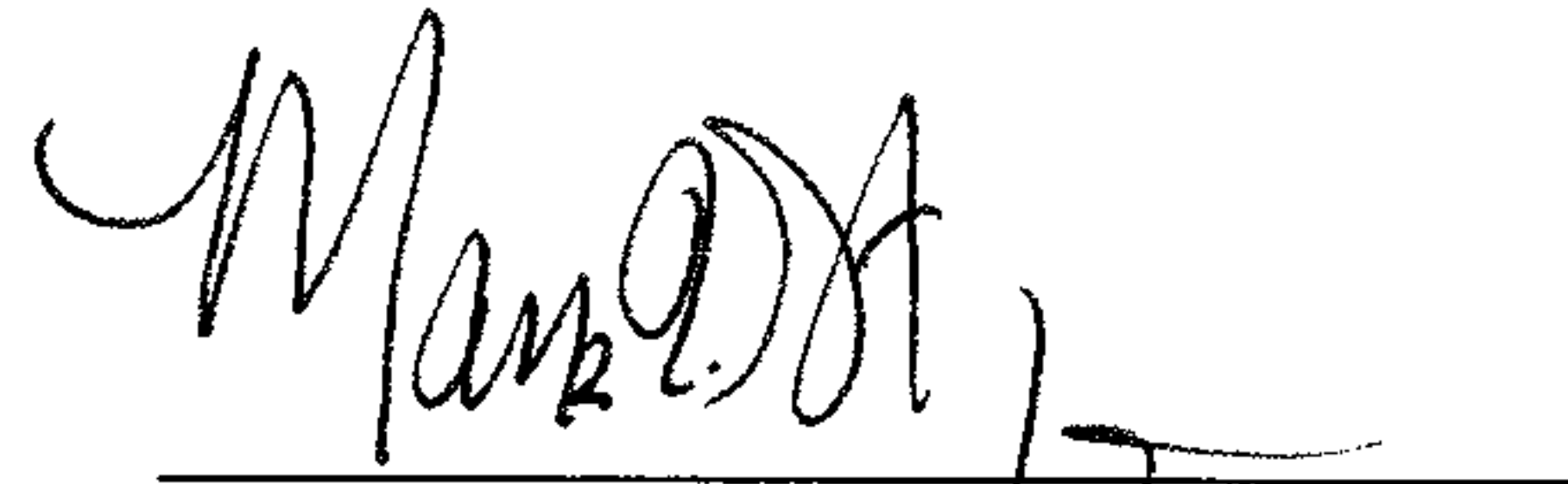
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

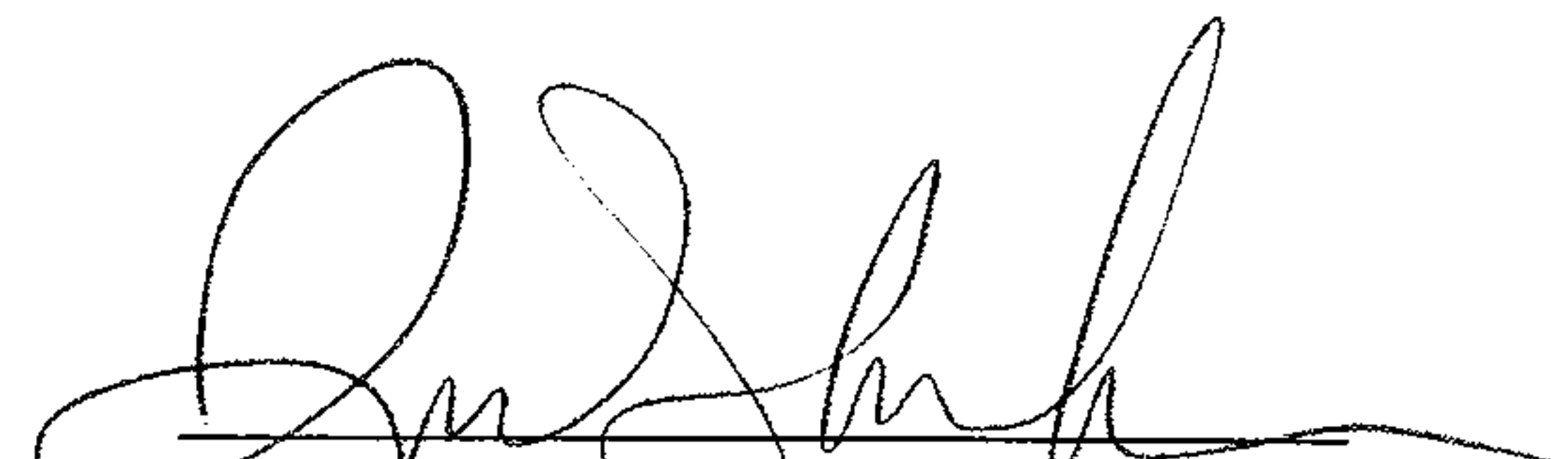
MINERAL AND MINING RIGHTS EXCEPTED.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 22<sup>nd</sup> day of January, 2019

  
\_\_\_\_\_  
Marcus A. St. John

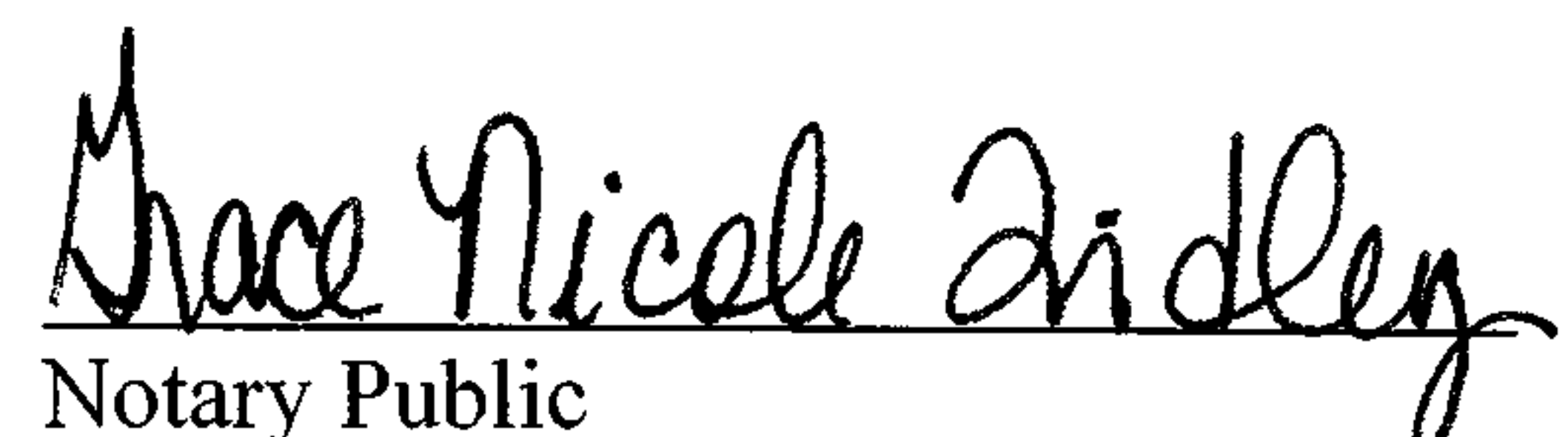
  
\_\_\_\_\_  
Jennifer Lynn St. John

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus A. St. John and Jennifer Lynn St. John, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22<sup>nd</sup> day of January, 2019

(Notary Seal)

  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/14/2019 12:16:46 PM  
\$194.00 CHERRY  
20190214000047800

